



Wellesbourne Distribution Park,, Warwick, CV35 9JY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£58,000 P.A

- Office Space To Let
- 40 Parking Spaces
- 3187 ft2 (296m2) NIA
- Strategic Location
- Prominent Distribution Park

A self contained modern second floor office comprising a mixture of open plan and private office in the heart of Wellesbourne Distribution Park. Externally, it provides a secure site with up to 30 parking spaces available.

Location

The property occupies a prime position within Wellesbourne Distribution Park located to the west of the Warwickshire town of Wellesbourne. It is approximately five miles south of Warwick at Junction 15 of the M40 and nine miles from Gaydon at Junction 12. Access to the M40 is provided by the adjacent and recently upgraded A429 trunk road. The property also sits on the B4086 Stratford Road.

Services

Services & Business Rates all utilities are separately metred.
Business rates to be reassessed

Lease Terms

An effective full repairing and insuring lease by way of a service charge. Lease to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

VAT

The property is VAT registered therefore VAT will be charged.

Legal costs

Each party to pay their own legal costs.

Viewings

Strictly by prior appointment via the agents Sheldon Bosley Knight Commercial Team: 01789 387882

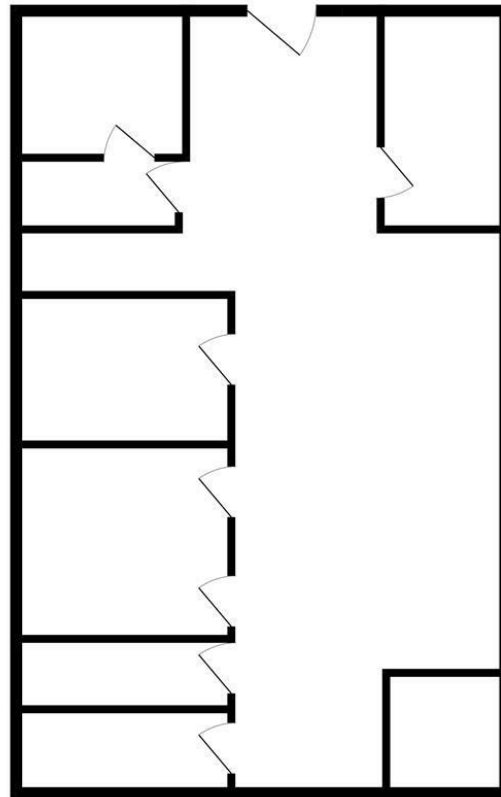
Important notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in property and accordingly we will require forms of identification in due course.

Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximates only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these particulars or other statements by Sheldon Bosley Knight. The VAT position relating to the property may change without notice.



Plan



This floor plan is not to scale and is for guidance purposes only.
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For further information please email commercial@sheldonbosleyknight.co.uk